

Vesting Tentative Map No. 2606

San Luis Obispo County, California



LAETITIA
VINEYARD & WINERY



3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401
p: (805) 543-1794 • f: (805) 543-4609
www.rmdesign.com

RECORD OWNERS:

TOWER GROVE VINTERS, INC.
453 TOWER GROVE DRIVE
ARROYO GRANDE, CA 93420

APPLICANT:

JOHN JANNECK, JANNECK LIMITED
1116 CORY AVENUE
LOS ANGELES, CA 90069

REPRESENTATIVE:

RRM DESIGN GROUP CONTACT PERSON:
TIM WALTERS
3765 S. HIGUERA, SUITE 102
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE : (805) 543-1794

PROJECT STATISTICS:

EXISTING ZONING : AGRICULTURAL/RURAL LANDS
ASSESSOR PARCEL NUMBERS : AGRICULTURAL:
047-301-002, 047-311-001, 047-311-007
047-311-010, 047-311-011, 075-341-007
RURAL LANDS:
047-051-005, 047-301-004, 047-301-005
048-121-006

PHASE 1 LOTS :
RESIDENTIAL: 38 LOTS
OPEN SPACE: 1 LOT
COMMON LOTS: 1 LOT
TOTAL: 40 LOTS

PHASE 2 LOTS :
RESIDENTIAL: 25 LOTS
OPEN SPACE: 2 LOT
COMMON LOTS: 1 LOT
TOTAL: 28 LOTS

PHASE 3 LOTS :
RESIDENTIAL: 39 LOTS
OPEN SPACE: 2 LOT
TOTAL: 41 LOTS

TOTAL NUMBER OF LOTS :
RESIDENTIAL: 102 LOTS
OPEN SPACE: 5 LOTS
COMMON LOTS: 2 LOTS
TOTAL: 109 LOTS

PROJECT AREA (AGRICULTURE):

TOTAL OPEN SPACE:	797.66 AC	94.13%
PROPOSED RESIDENTIAL:	41.05 AC	4.84%
INTERNAL ROADS:	6.19 AC	0.73%
COMMON LOTS:	2.54 AC	0.30%
TOTAL AREA:	847.44 AC	100%
AVERAGE NET LOT SIZE:		

PROJECT AREA (RURAL LAND):

TOTAL OPEN SPACE:	994.76 AC	93.13%
PROPOSED RESIDENTIAL:	62.00 AC	5.80%
INTERNAL ROADS:	11.41 AC	1.07%
COMMON LOTS:	0 AC	0.00%
TOTAL AREA:	1068.17 AC	100%
AVERAGE NET LOT SIZE:		

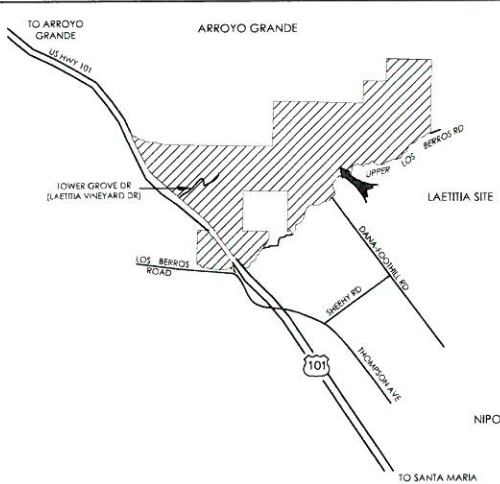
TOTAL PROJECT AREA:

TOTAL OPEN SPACE:	1792.42 AC	93.57%
PROPOSED RESIDENTIAL:	103.05 AC	5.38%
INTERNAL ROADS:	17.60 AC	0.92%
COMMON LOTS:	2.54 AC	0.13%
TOTAL AREA:	1915.61 AC	100%
AVERAGE NET LOT SIZE:		

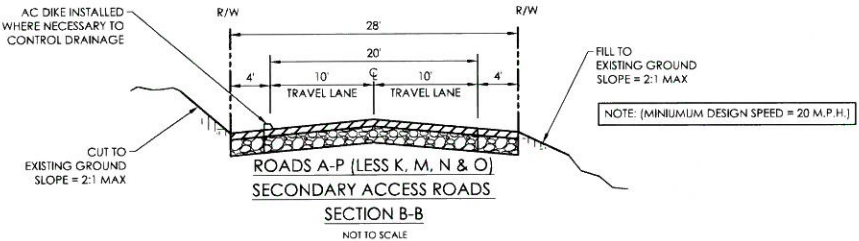
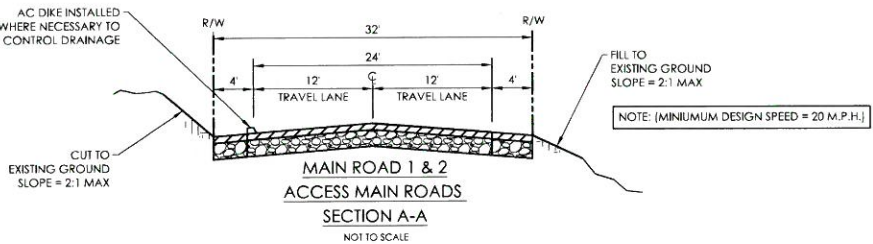
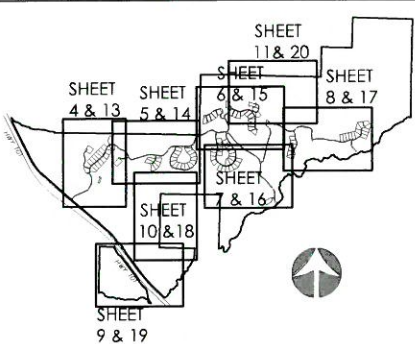
UTILITIES:

SEWER:	PRIVATE LOW PRESSURE SEWER
WATER:	PRIVATE WELL - MUTUAL WATER CO.
ELECTRIC:	PACIFIC GAS & ELECTRIC COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE:	AT&T

VICINITY MAP



KEY MAP



SHEET INDEX

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C-13.....GRADING AND DRAINAGE
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C-17.....GRADING AND DRAINAGE
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C-20.....GRADING AND DRAINAGE

LEGEND

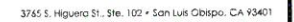
--- TRACT BOUNDARY LINE
--- LOT LINE
--- EXISTING EASEMENT
--- PROPOSED EASEMENT
--- DRAINAGE ARROW (DIRECTION OF FLOW)
--- W --- 8" WATERLINE
--- RW --- 6" RECLAIMED WATERLINE
--- SS --- 8" LOW PRESSURE SEWER
--- SFM --- 8" SEWER FORCE MAIN
--- FIRE HYDRANT
--- CULVERT CROSSING
--- EXISTING AGRICULTURAL ACCESS ROAD EXISTING
--- 250 --- GROUND CONTOUR
--- 250 --- PROPOSED FINISHED GROUND CONTOUR
--- EASEMENT CALLOUT (SEE SHEET C-3 FOR IDENTIFICATION OF EASEMENTS)

TITLE SHEET
The Reserve at Laetitia
Tract 2606
C-1

SUBMITTED: JANUARY 5, 2004
REVISED: AUGUST 1, 2004
REVISED: AUGUST 20, 2015

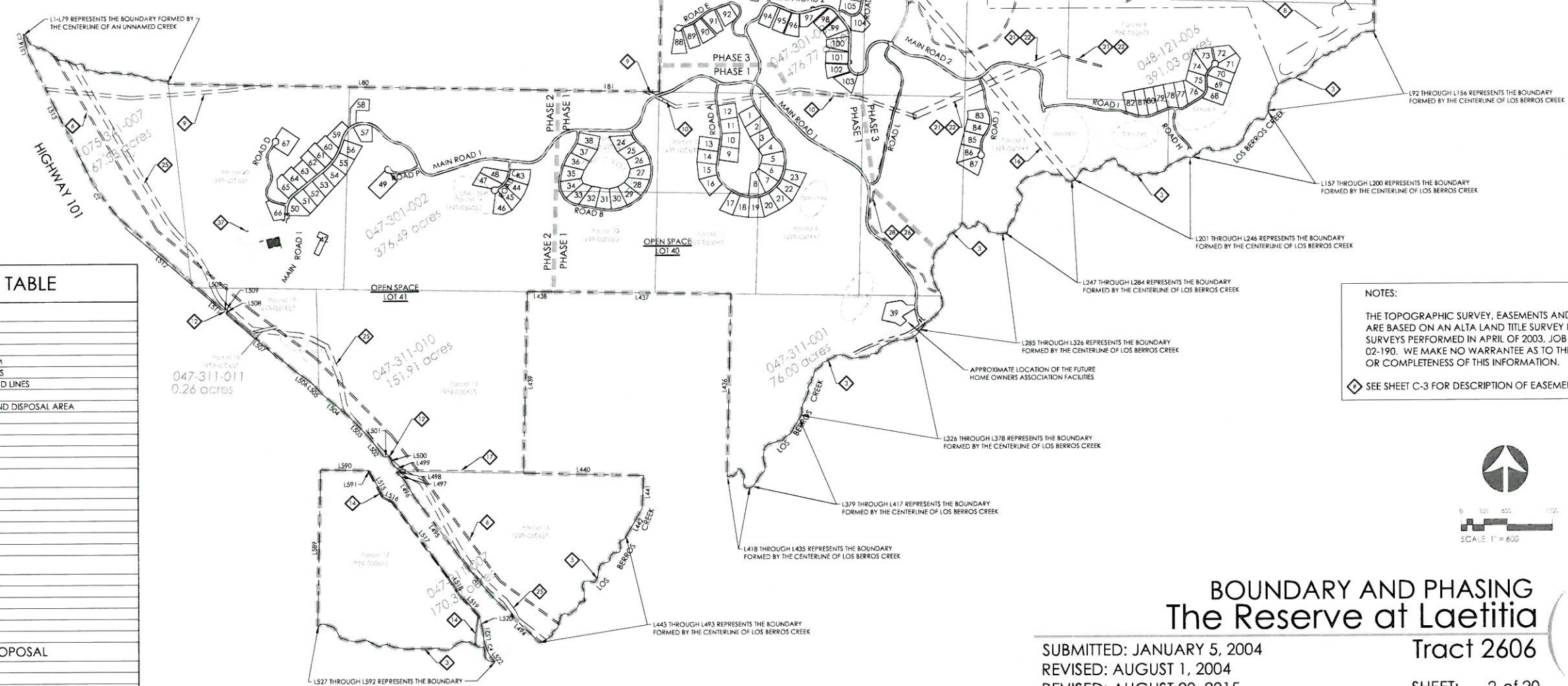
SHEET: 1 of 20

Job No.: 1403034



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	CURVE	LENGTH	RADIUS
W	C1	647.74	5935
W	C2	792.78	2946
W	C3	34.03	726
W	C4	335.46	580

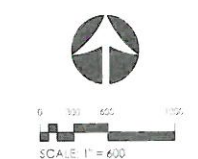
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PHASING TABLE
PHASE ONE
RESIDENTIAL SUB-CLUSTER A (23 LOTS)
RESIDENTIAL SUB-CLUSTER B (20 LOTS)
MAIN ROADS 1 AND 2
ACCESS ROADS A, G, H, I, J, K, L AND M
UTILITIES, LANDSCAPING, ACCESS GATES
WATER TANK, WATER SERVICE MAIN AND LINES
WASTEWATER TREATMENT PLANT
TREATED EFFLUENT STORAGE PONDS AND DISPOSAL AREA
OPEN SPACE EASEMENT
RANCH HEADQUARTERS
FARM LABOR QUARTERS (2)
VINEYARDS REMOVED
VINEYARDS REPLACED
PHASE TWO
RESIDENTIAL SUB-CLUSTER C (20 LOTS)
RESIDENTIAL SUB-CLUSTER D (20 LOTS)
ACCESS ROADS B, C, D, P AND N
OPEN SPACE EASEMENT
VINEYARDS REMOVED
VINEYARDS REPLACED
PHASE THREE
RESIDENTIAL SUB-CLUSTER E (19 LOTS)
ACCESS ROADS F AND F
OPEN SPACE EASEMENT
OPEN SPACE EASEMENT
VINEYARDS REMOVED
VINEYARDS REPLACED
FUTURE DEVELOPMENT PROPOSAL
DUDE RANCH
ACCESS ROADS

NOTES:

THE TOPOGRAPHIC SURVEY, EASEMENTS AND BOUNDARY ARE BASED ON AN ALTA LAND TITLE SURVEY BY VAUGHAN SURVEYS PERFORMED IN APRIL OF 2003. JOB NUMBER 02-190. WE MAKE NO WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

◆ SEE SHEET C-3 FOR DESCRIPTION OF EASEMENTS.



BOUNDARY AND PHASING
The Reserve at Laetitia
JANUARY 5, 2004 Tract 2606 C-2

SUBMITTED: JANUARY 5, 2004
REVISED: AUGUST 1, 2004
REVISED: AUGUST 20, 2015

SHEET: 2 of 20

LEGAL DESCRIPTIONS

PARCEL 1: (CERTIFICATE OF COMPLIANCE 1999-050639)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 047-051-005

PARCEL 2: (CERTIFICATE OF COMPLIANCE 1999-050640)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 047-051-005

PARCEL 3: (CERTIFICATE OF COMPLIANCE 1999-050641)

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 4: (CERTIFICATE OF COMPLIANCE 1999-050542)

GOVERNMENT LOTS 1 AND 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 5: (CERTIFICATE OF COMPLIANCE 1999-050643)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: A PORTION OF 048-121-006

PARCEL 6: (CERTIFICATE OF COMPLIANCE 1999-050644)

GOVERNMENT LOT 5 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND GOVERNMENT LOTS 3 AND 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 048-121-006 AND ALL OF 047-301-005

PARCEL 7: (CERTIFICATE OF COMPLIANCE 1999-050645)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31 IN TOWNSHIP 32, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 8: (CERTIFICATE OF COMPLIANCE 1999-050646)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 9: (CERTIFICATE OF COMPLIANCE 1999-050647)

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND GOVERNMENT LOTS 1, 2, AND 5 OF SECTION 25, IN TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004 AND ALL OF 047-311-001

PARCEL 10: (CERTIFICATE OF COMPLIANCE 1999-050648)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 11: (CERTIFICATE OF COMPLIANCE 1999-050649)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING FROM A PORTION THEREOF, 1/72ND INTEREST IN OIL, GAS, OIL RIGHTS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS AND MINERAL RIGHTS THAT MAY BE WITHIN OR UNDER ALL THE LAND TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, EXPLORING AND OPERATING THEREFORE AND REMOVING THE SAME, AS GRANTED TO ROBERT E. ACQUISTAPACE, A MARRIED MAN; LEO E. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY; AND JAMES S. ACQUISTAPACE, AS HIS SOLE AND SEPARATE PROPERTY EACH AS TO AN UNDIVIDED 1/3 INTEREST BY DEED WHICH RECORDED FEBRUARY 11, 1987 IN BOOK 2951, PAGE 663 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-004

PARCEL 12: (CERTIFICATE OF COMPLIANCE 1999-050650)

GOVERNMENT LOT 4 OF SECTION 31, IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-002

PARCEL 13: (CERTIFICATE OF COMPLIANCE 1999-050651)

GOVERNMENT LOT 3 OF SECTION 31 IN TOWNSHIP 32 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-002

PARCEL 14: (CERTIFICATE OF COMPLIANCE 1999-050652)

THE SOUTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 32 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-301-002

PARCEL 15: (CERTIFICATE OF COMPLIANCE 1999-050653)

ALL THAT PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-010

PARCEL 16: (CERTIFICATE OF COMPLIANCE 1999-050654)

ALL THAT PORTION OF GOVERNMENT LOT 1 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35 AND ALL THAT PORTION OF GOVERNMENT LOTS 1 AND 2 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, SAID PORTION LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1 OF SECTION 36, CONVEYED TO JOE SHIFFRAR AND WIFE BY DEED RECORDED IN BOOK 117, PAGE 38, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-007

PARCEL 17: (CERTIFICATE OF COMPLIANCE 2000-038849)

ALL OF GOVERNMENT LOT 2 AND THAT PORTION OF GOVERNMENT LOT 1 AND OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, IN TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING SOUTHWESTERLY OF U.S. HIGHWAY 101.

EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING WITHIN AND CONVEYED TO HARFIELD M. HANAWALT BY DEED RECORDED IN BOOK 133 AT PAGE 21, OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION OF 047-311-007

PARCEL 18: (CERTIFICATE OF COMPLIANCE 1999-050656)

THAT PORTION OF THE PARCEL OF LAND KNOWN AS THE SPRING TRACT, IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SAID HIGHWAY, 36 RODS SOUTHEASTERLY FROM STAKE S. 165 AS DELINEATED ON THE MAP OF THE SUBDIVISION OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, MADE BY JAMES T. STRATTON, IN SEPTEMBER 1873, AND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN LUIS OBISPO, AND RUNNING THENCE EASTERLY 34 RODS AND 12 FEET; THENCE AT RIGHT ANGLES NORTHERLY 2 RODS; THENCE AT RIGHT ANGLES WESTERLY ABOUT 35 RODS AND 14 FEET TO THE CENTER OF SAID HIGHWAY; THENCE EASTERLY ALONG THE CENTERLINE OF SAID HIGHWAY, 2 RODS AND 7 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF SAID PARCEL LYING NORTHEASTERLY OF THE COURSE CALLED SOUTH 50°49' EAST, 1500.00 FEET TO A POINT WHICH BEARS NORTH 39°11' EAST, 50.00 FEET FROM ENGINEER'S STATION 500+00 ON SAID CENTERLINE SURVEY, IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 22, 1931 IN BOOK 108, PAGE 359 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY LYDIA CASE, ET AL. BY DEEDS RECORDED AUGUST 3, 1989 IN BOOK 3360, PAGES 943 THROUGH 948 OF OFFICIAL RECORDS; RECORDED JANUARY 22, 1990 IN BOOK 3448, PAGE 729 OF OFFICIAL RECORDS AND RECORDED MARCH 8, 1990 IN BOOK 3470, PAGE 536 OF OFFICIAL RECORDS.

APN: 047-311-011

PARCEL 19: (CERTIFICATE OF COMPLIANCE 1999-050657)

ALL THAT PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 26 IN TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, LYING NORTHEASTERLY OF U.S. HIGHWAY 101.

EXCEPT THEREFROM THAT PORTION OF LAND KNOWN AS THE SPRING TRACT, IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 35 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SAID HIGHWAY, 36 RODS SOUTHEASTERLY FROM STAKE S. 165 AS DELINEATED ON THE MAP OF THE SUBDIVISION OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, MADE BY JAMES T. STRATTON, IN SEPTEMBER 1873, AND ON FILE IN THE OFFICE OF THE COUNTY OF SAN LUIS OBISPO, AND RUNNING THENCE EASTERLY 34 RODS AND 12 FEET; THENCE AT RIGHT ANGLES NORTHERLY 2 RODS; THENCE AT RIGHT ANGLES WESTERLY ABOUT 35 RODS AND 14 FEET TO THE CENTER OF SAID HIGHWAY; THENCE EASTERLY ALONG THE CENTERLINE OF SAID HIGHWAY, 2 RODS AND 7 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF SAID PARCEL LYING NORTHEASTERLY OF THE COURSE CALLED SOUTH 50°49' EAST, 1500.00 FEET TO A POINT WHICH BEARS NORTH 39°11' EAST, 50.00 FEET FROM ENGINEER'S STATION 500+00 ON SAID CENTERLINE SURVEY, IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 22, 1931 IN BOOK 108, PAGE 359 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION 047-311-010

PARCEL 20: (CERTIFICATE OF COMPLIANCE 1999-050658)

GOVERNMENT LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 32 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: A PORTION 047-301-002

PARCEL 21: (CERTIFICATE OF COMPLIANCE 1999-050659)

LOT 95 OF THE SUBDIVISIONS OF THE RANCHOS CORRAL DE PIEDRA, PISMO AND BOLSA DE CHEMISAL, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES T. STRATTON, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK A OF MAPS, PAGE 65.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH RIGHT OF SURFACE ENTRY AS RESERVED BY VERNON GUGGIA, ET AL. BY DEED RECORDED JULY 20, 1982 IN BOOK 2420, PAGE 191 OF OFFICIAL RECORDS.

APN: 075-341-007

EASEMENTS

- 1 A PUBLIC NAVIGATION EASEMENT FOR BOATING, FISHING, SWIMMING, HUNTING, ETC., AND INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER OF LOS BERROS CREEK, NO WIDTH SPECIFIED. (ITEM # 3)
- 2 A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1948 IN BOOK 198, PAGE 119 OF OFFICIAL RECORDS, A PARTIAL RELEASE OF SAID EASEMENT RECORDED JULY 17, 2002 AS INSTRUMENT NO. 2002-05788) OF OFFICIAL RECORDS. (ITEM #6)
- 3 A BLANKET EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1950 IN BOOK 569, PAGE 474 OF OFFICIAL RECORDS. (ITEM #8)
- 4 A 40 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 1953 IN BOOK 699, PAGE 487 OF OFFICIAL RECORDS. (ITEM #9)
- 5 A 40 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 9, 1953 IN BOOK 700, PAGE 306 OF OFFICIAL RECORDS. (ITEM #10)
- 6 ACCESS RIGHTS DENIED PER DOCUMENT RECORDED JULY 22, 1955 IN BOOK 812, PAGE 22 OF OFFICIAL RECORDS. (ITEM #12)
- 7 ACCESS RIGHTS DENIED PER DOCUMENT RECORDED JULY 22, 1955 IN BOOK 812, PAGE 29 OF OFFICIAL RECORDS. (ITEM #14)
- 8 A 100 FOOT WIDE EASEMENT FOR ELECTRICAL TOWERS, WIRES AND CABLES PER DOCUMENT RECORDED FEBRUARY 19, 1962 IN BOOK 1170, PAGE 373 OF OFFICIAL RECORDS. (ITEM #16)
- 9 A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 20, 1970 IN BOOK 1566, PAGE 96 OF OFFICIAL RECORDS. (ITEM #17)
- 10 VARIOUS WIDTH EASEMENTS FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1986 IN BOOK 2929, PAGE 157 OF OFFICIAL RECORDS. (ITEM #21)
- 11 VARIOUS WIDTH EASEMENTS FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 1989 IN BOOK 3275, PAGE 299 OF OFFICIAL RECORDS. (ITEM #22)
- 12 A 15 FOOT WIDE EASEMENT FOR WATER PIPELINES
- 13 A 60 FOOT WIDE PERMANENT EASEMENT FOR THE STATE WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 1996 AS INSTRUMENT NO. 1996-041895 OF OFFICIAL RECORDS. (ITEM #23)
- 14 AN 18 FOOT WIDE EASEMENT FOR PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1998 AS INSTRUMENT NO. 1998-046757 OF OFFICIAL RECORDS. (ITEM #26 & #27)
- 15 AN 18 FOOT WIDE EASEMENT FOR PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1998 AS INSTRUMENT NO. 1998-046758 OF OFFICIAL RECORDS. (ITEM #28)
- 16 A PCS SITE AGREEMENT FOR 5 YEAR WITH RENEWAL OPTIONS FOR ACCESS AND ELECTRICAL AND TELEPHONE FACILITIES, RECORDED JANUARY 22, 2001 AS INSTRUMENT NO. 2001-003922 OF OFFICIAL RECORDS. (ITEM #37)
- UNPLOTABLE EASEMENTS
- 17 A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1950 IN BOOK 569, PAGE 472 OF OFFICIAL RECORDS. (ITEM #7)
- 18 A 20 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 9, 1954 IN BOOK 763, PAGE 379 OF OFFICIAL RECORDS. (ITEM #11)
- 19 A 10 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1977 IN BOOK 1974, PAGE 699 OF OFFICIAL RECORDS. (ITEM #18)
- 20 A 10 FOOT WIDE EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 31, 2000 AS INSTRUMENT NO. 2000-043032 OF OFFICIAL RECORDS. (ITEM #36)

LEGAL AND EASEMENT DESCRIPTIONS
The Reserve at Laetitia

SUBMITTED: JANUARY 5, 2004
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SHEET: 3 of 20

C-3

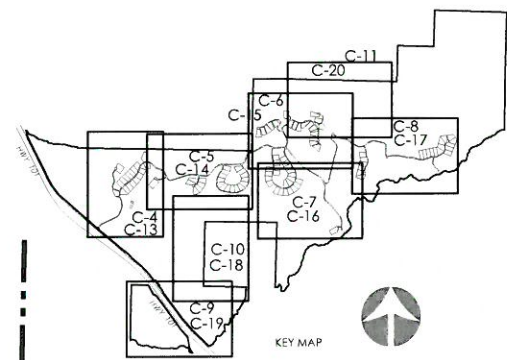
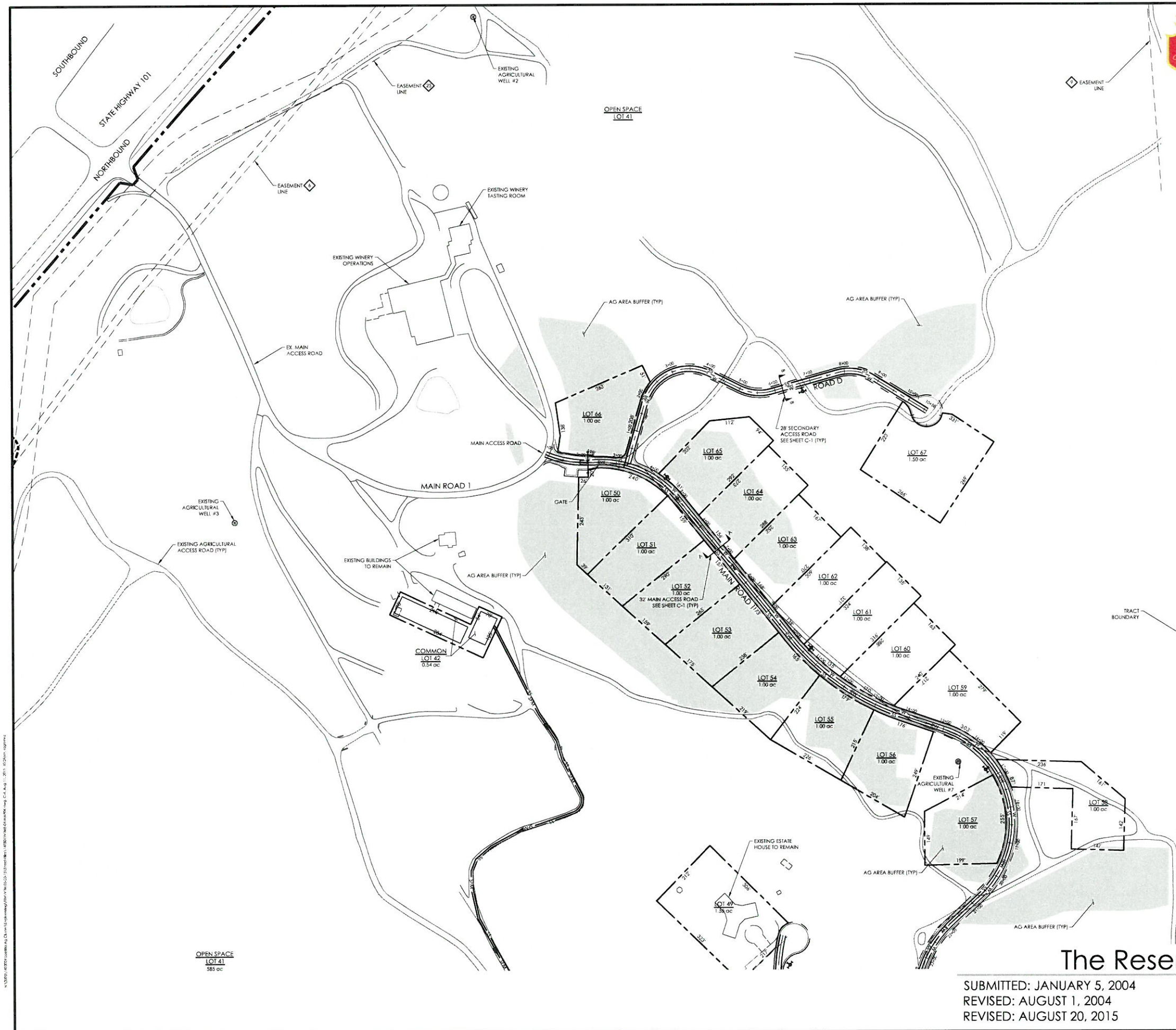
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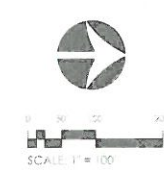
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- NOTES:
1. REFERENCE SHEET C-3 FOR IDENTIFICATION OF EASEMENTS.
 2. ALL LOTS TO HAVE INDIVIDUAL EJECTION SYSTEMS FOR CONNECTION TO LOW-FLOW SANITARY SEWER DISPOSAL.
 3. STREET LIGHTS ARE NOT PROPOSED FOR INTERNAL ROADS.



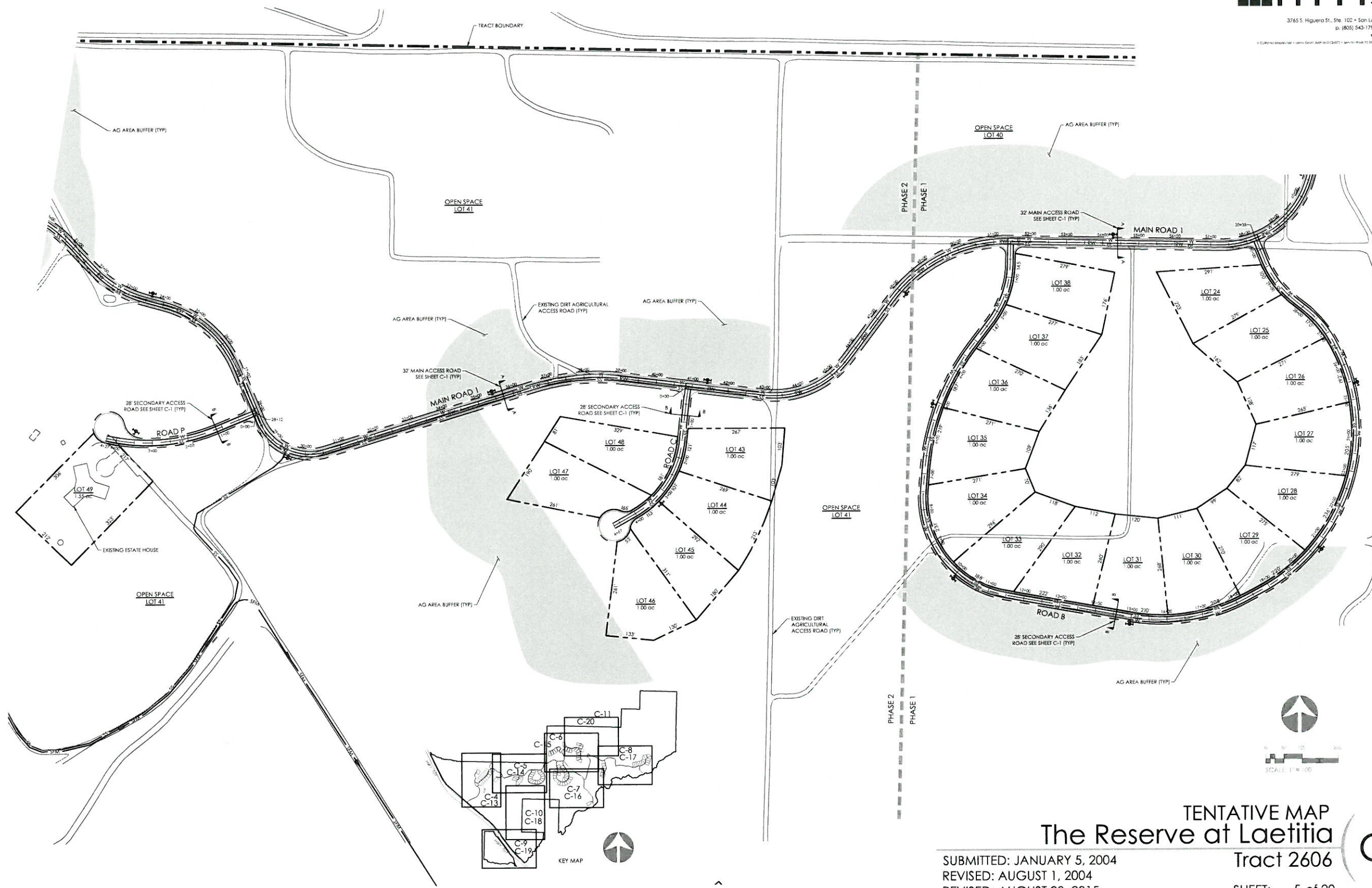
TENTATIVE MAP
The Reserve at Laetitia
Tract 2606 **C-4**

SUBMITTED: JANUARY 5, 2004
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REVISED: AUGUST 20, 2015

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Job No.: 1403034

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 2. ALL LOTS TO HAVE INDIVIDUAL EJECTION SYSTEMS FOR CONNECTION TO LOW-FLOW SANITARY SEWER DISPOSAL.
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TENTATIVE MAP
The Reserve at Laetitia
Tract 2606 **C-5**

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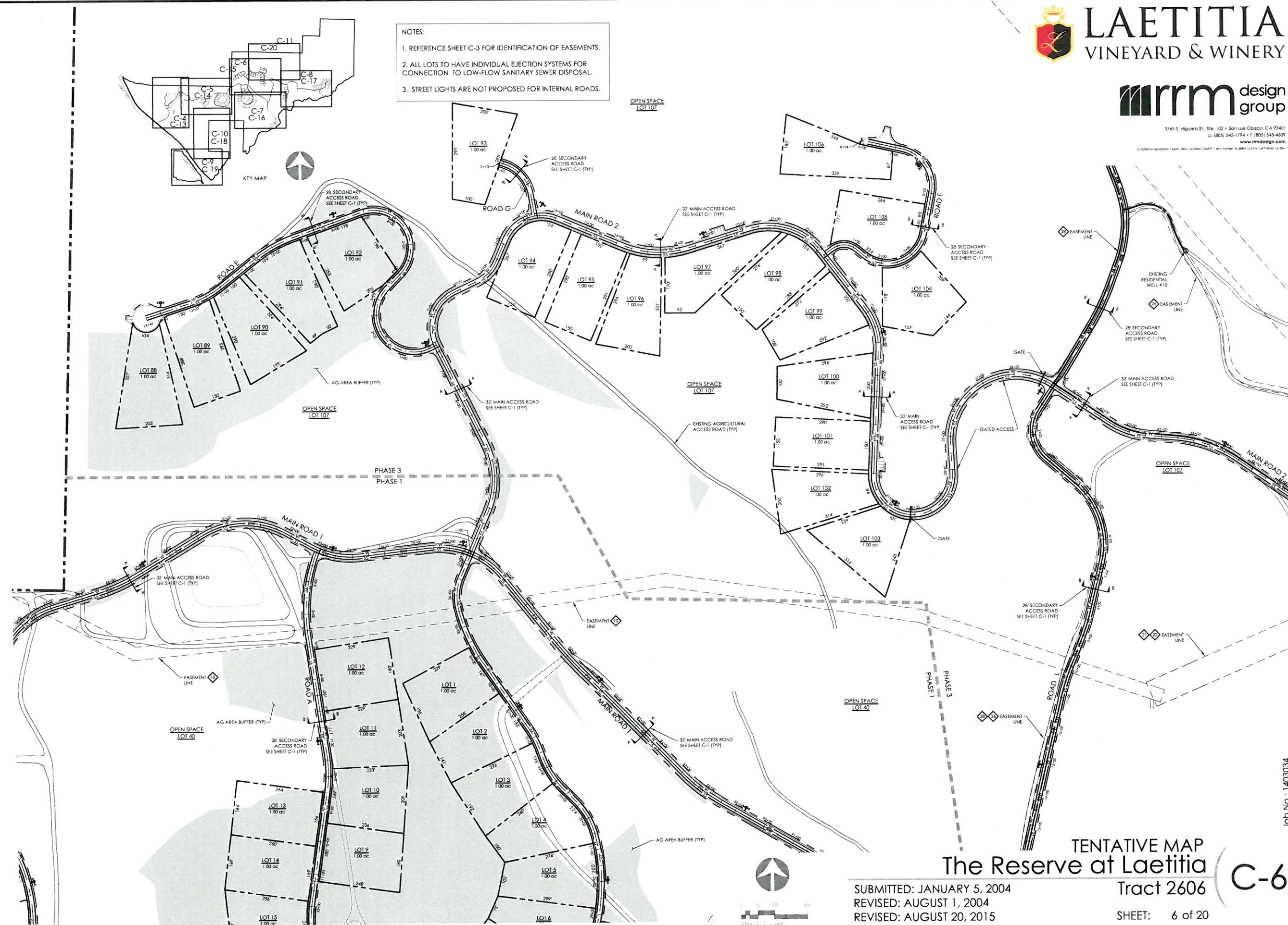


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 3. STREET LIGHTS ARE NOT PROPOSED FOR INTERNAL ROADS.



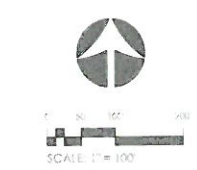
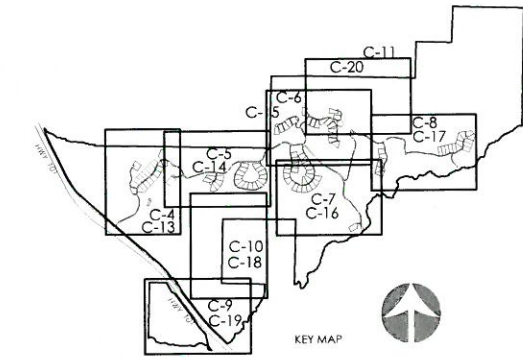
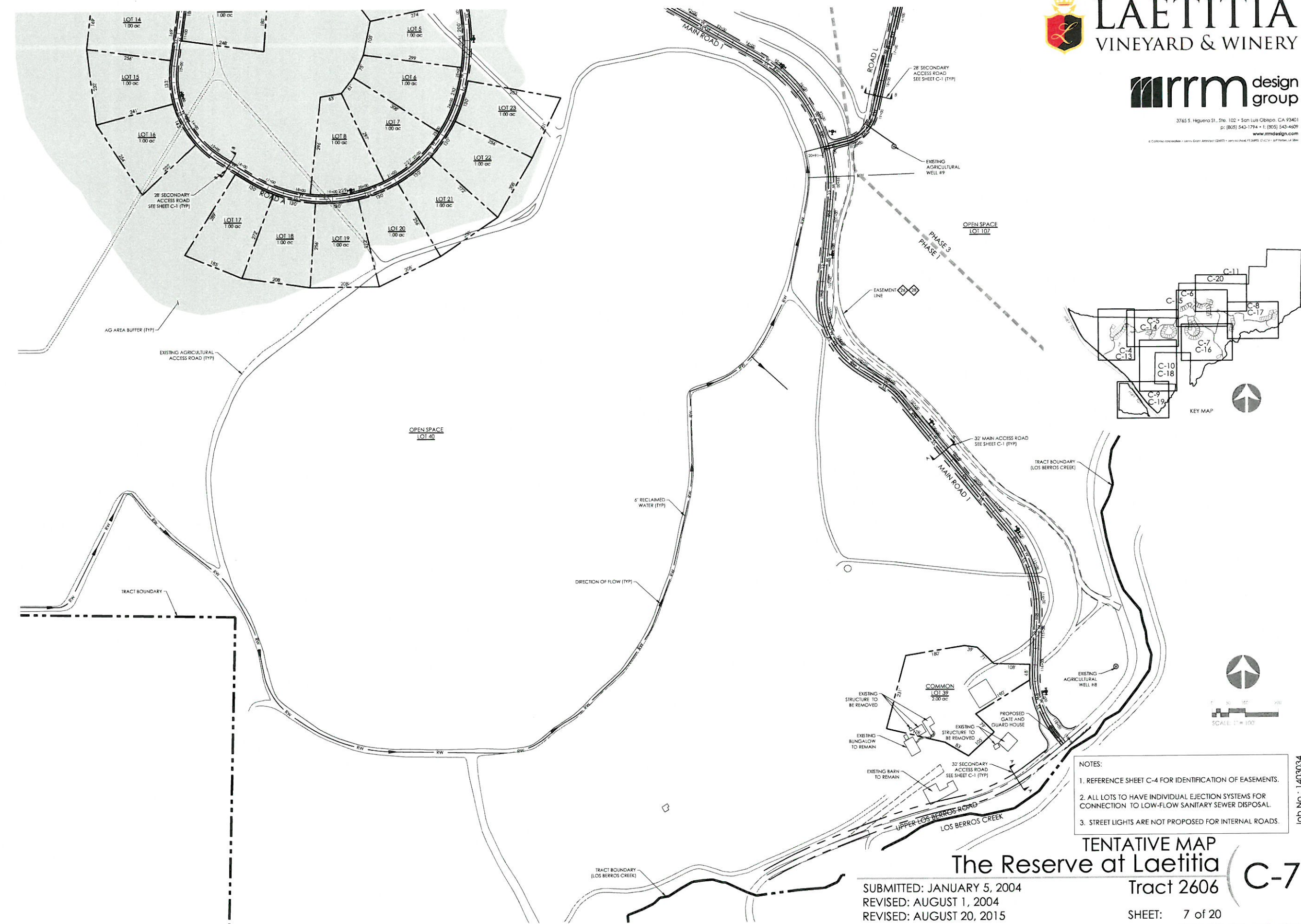
TENTATIVE MAP The Reserve at Laetitia Tract 2606

C-6

SUBMITTED: JANUARY 5, 2004
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- NOTES:
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 2. ALL LOTS TO HAVE INDIVIDUAL EJECTION SYSTEMS FOR CONNECTION TO LOW-FLOW SANITARY SEWER DISPOSAL.
 3. STREET LIGHTS ARE NOT PROPOSED FOR INTERNAL ROADS.

TENTATIVE MAP
The Reserve at Laetitia
Tract 2606
C-7

SUBMITTED: JANUARY 5, 2004
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TENTATIVE MAP
The Reserve at Laetitia (C-8)
JANUARY 5, 2004 Tract 2606

SUBMITTED: JANUARY 5, 2004
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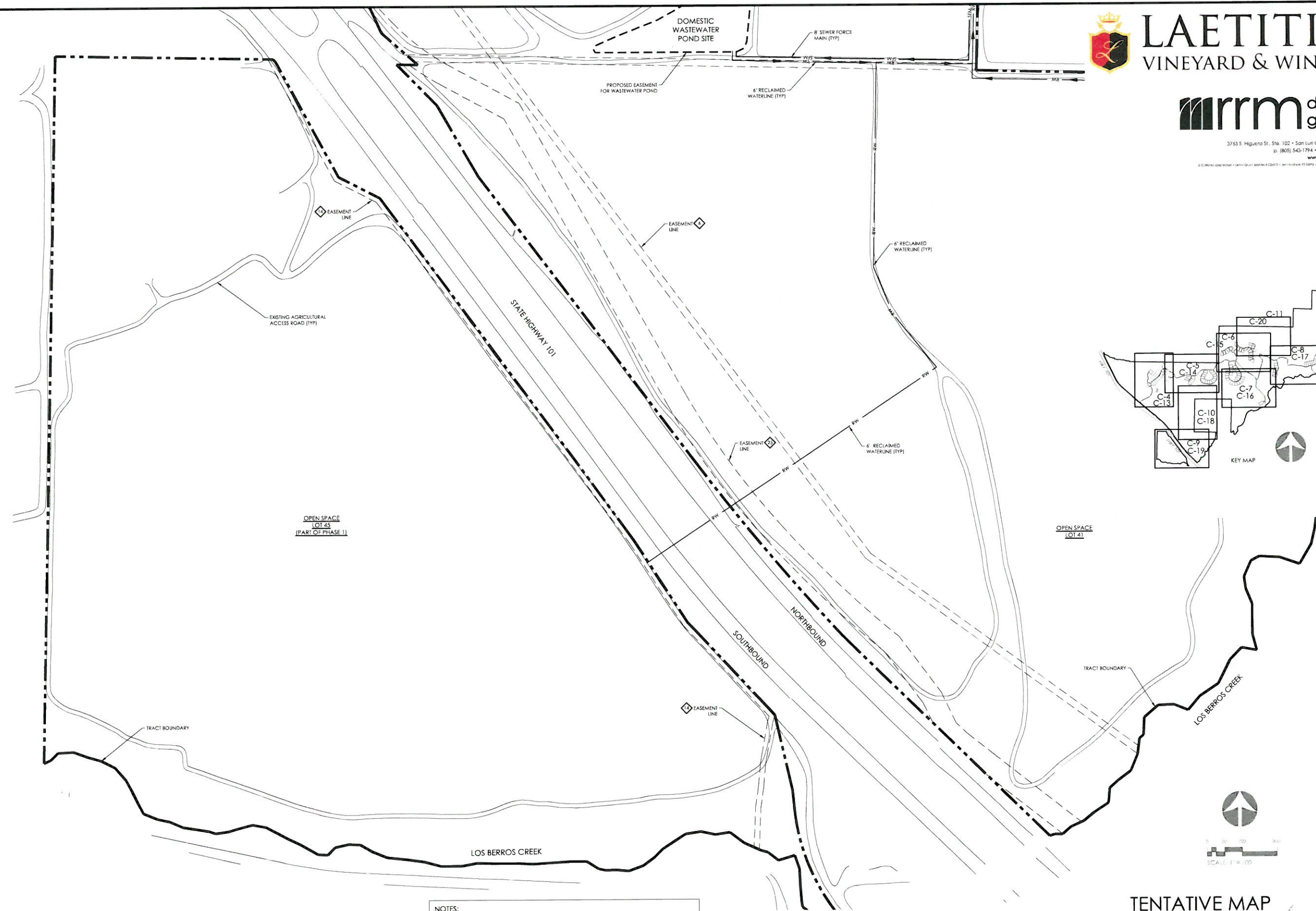
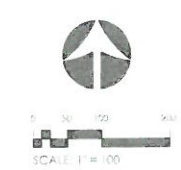
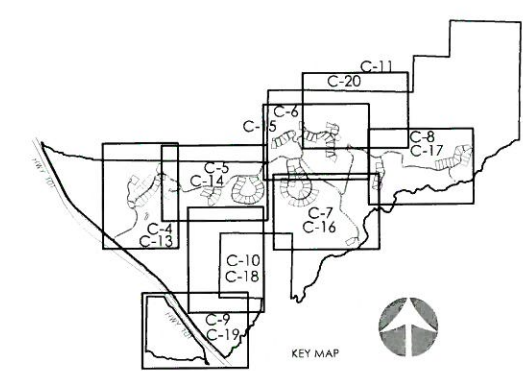


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TENTATIVE MAP
The Reserve at Laetitia
Tract 2606 **C-9**

SUBMITTED: JANUARY 5, 2004
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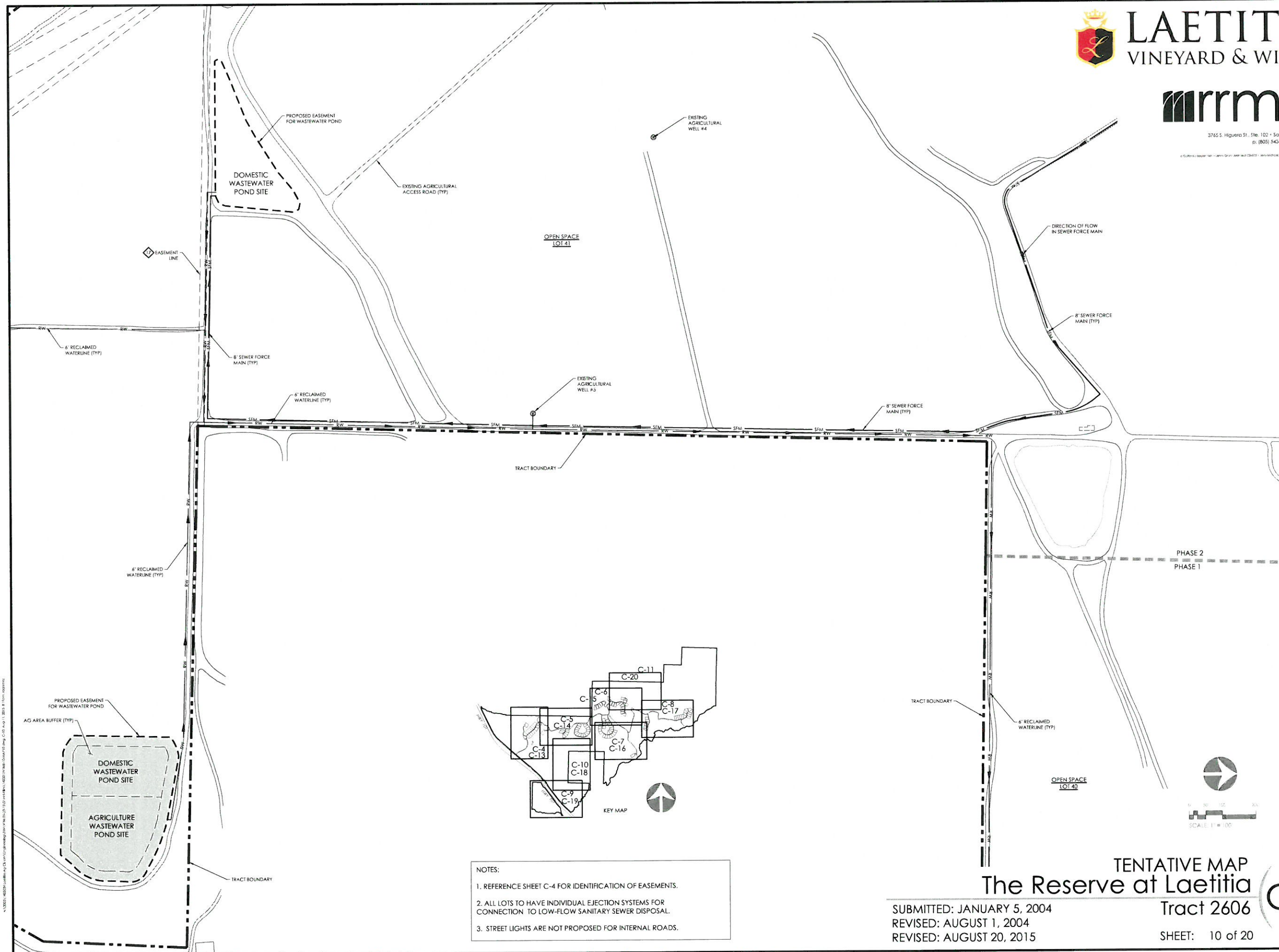


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 2. ALL LOTS TO HAVE INDIVIDUAL EJECTION SYSTEMS FOR CONNECTION TO LOW-FLOW SANITARY SEWER DISPOSAL.
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TENTATIVE MAP
The Reserve at Laetitia
Tract 2606
SUBMITTED: JANUARY 5, 2004
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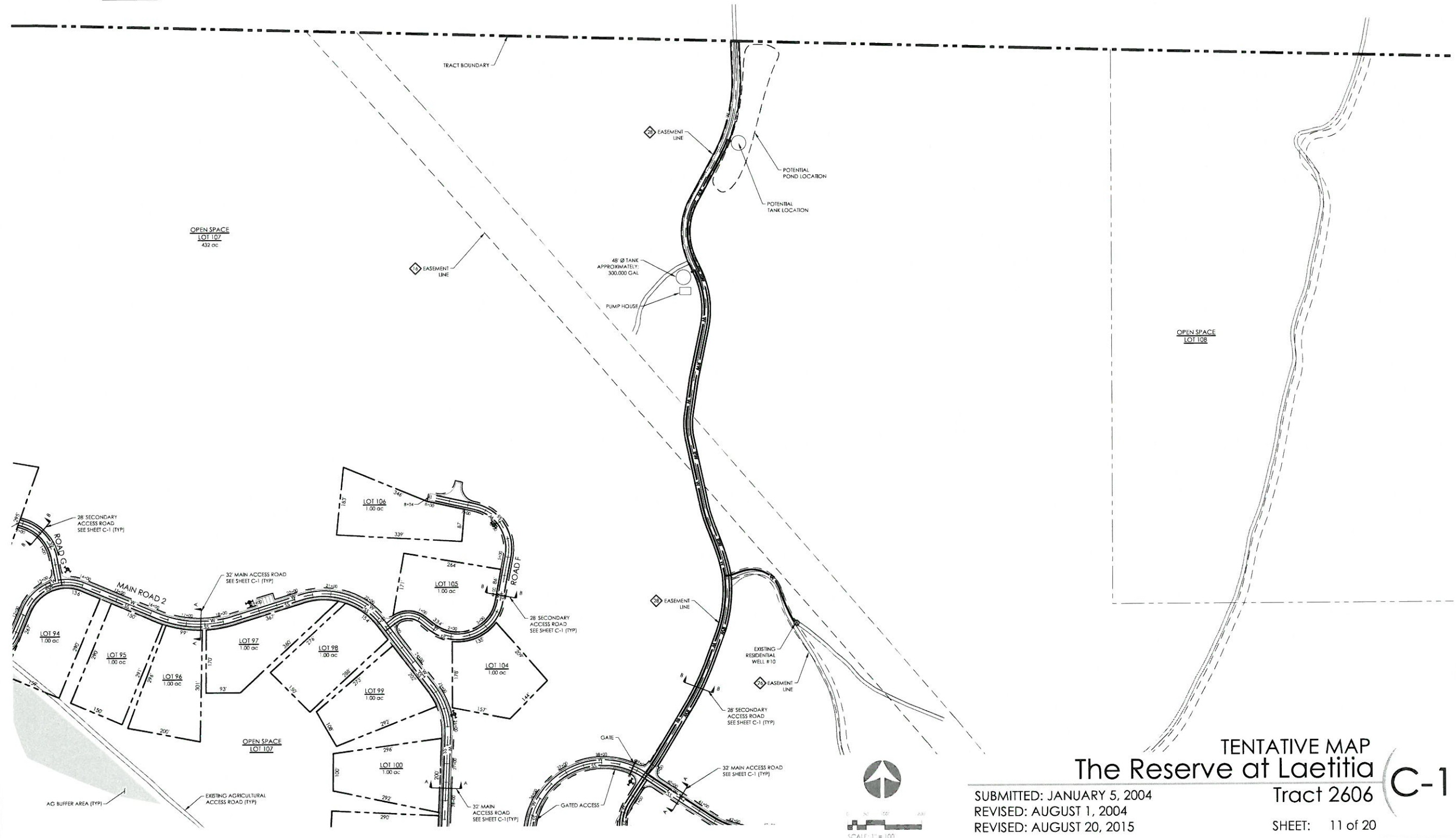
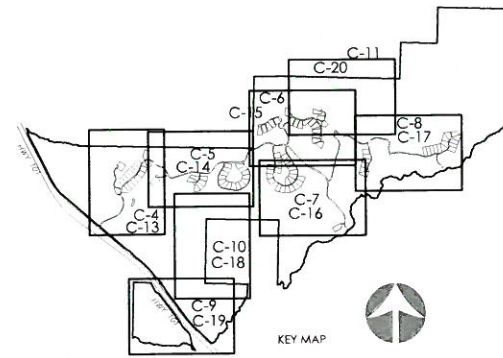
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TENTATIVE MAP
The Reserve at Laetitia
Tract 2606 **C-11**

SUBMITTED: JANUARY 5, 2004
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REVISED: AUGUST 20, 2015

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Job No.: 1403034

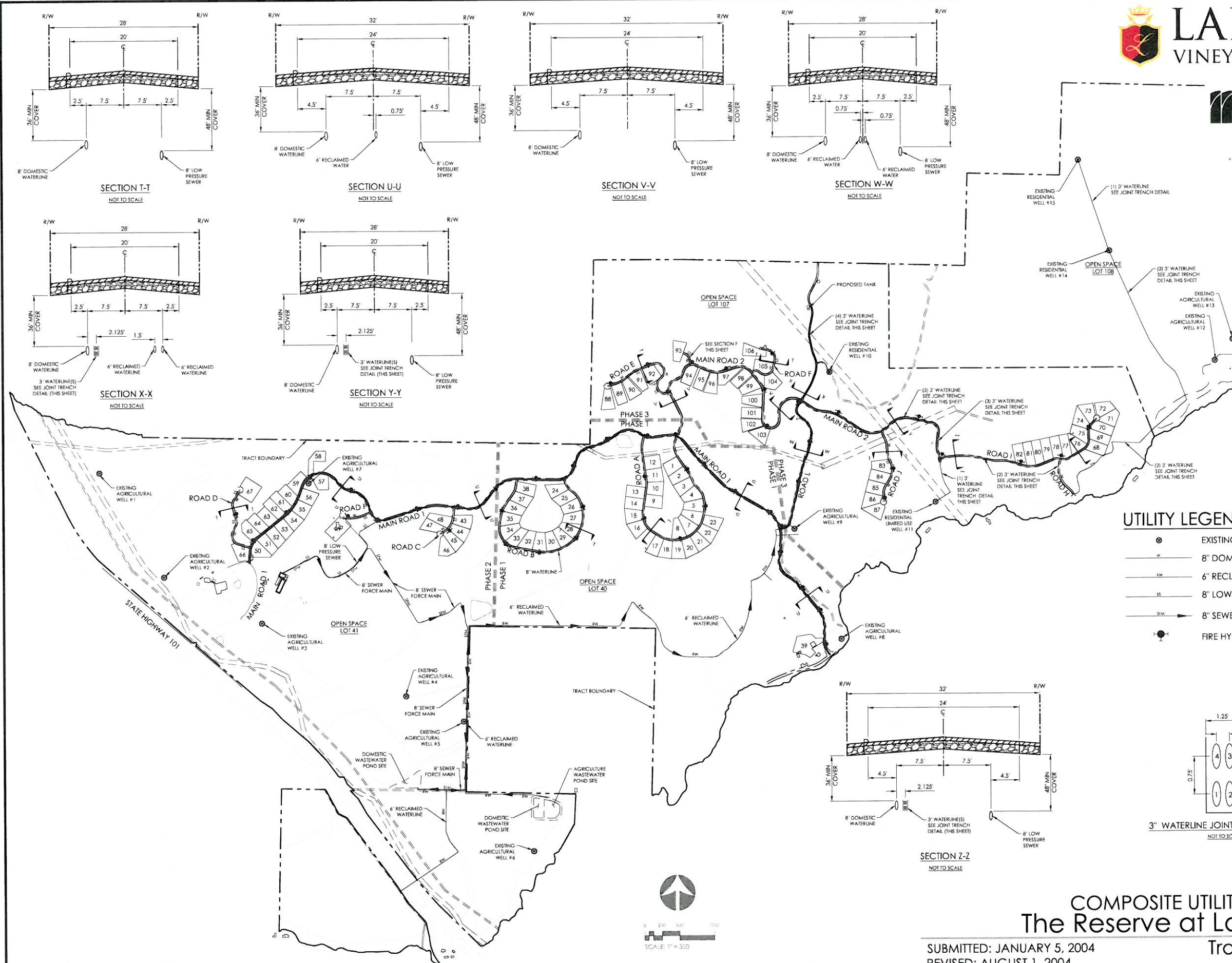


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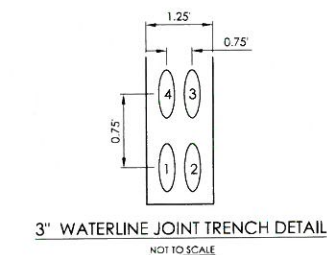
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UTILITY LEGEND

- EXISTING WELL
- 8" DOMESTIC WATERLINE
- 6" RECLAIMED WATERLINE
- 8" LOW PRESSURE SEWER
- 8" SEWER FORCE MAIN
- FIRE HYDRANT



COMPOSITE UTILITY PLAN
The Reserve at Laetitia
Tract 2606 **C-12**

SUBMITTED: JANUARY 5, 2004
REVISED: AUGUST 1, 2004
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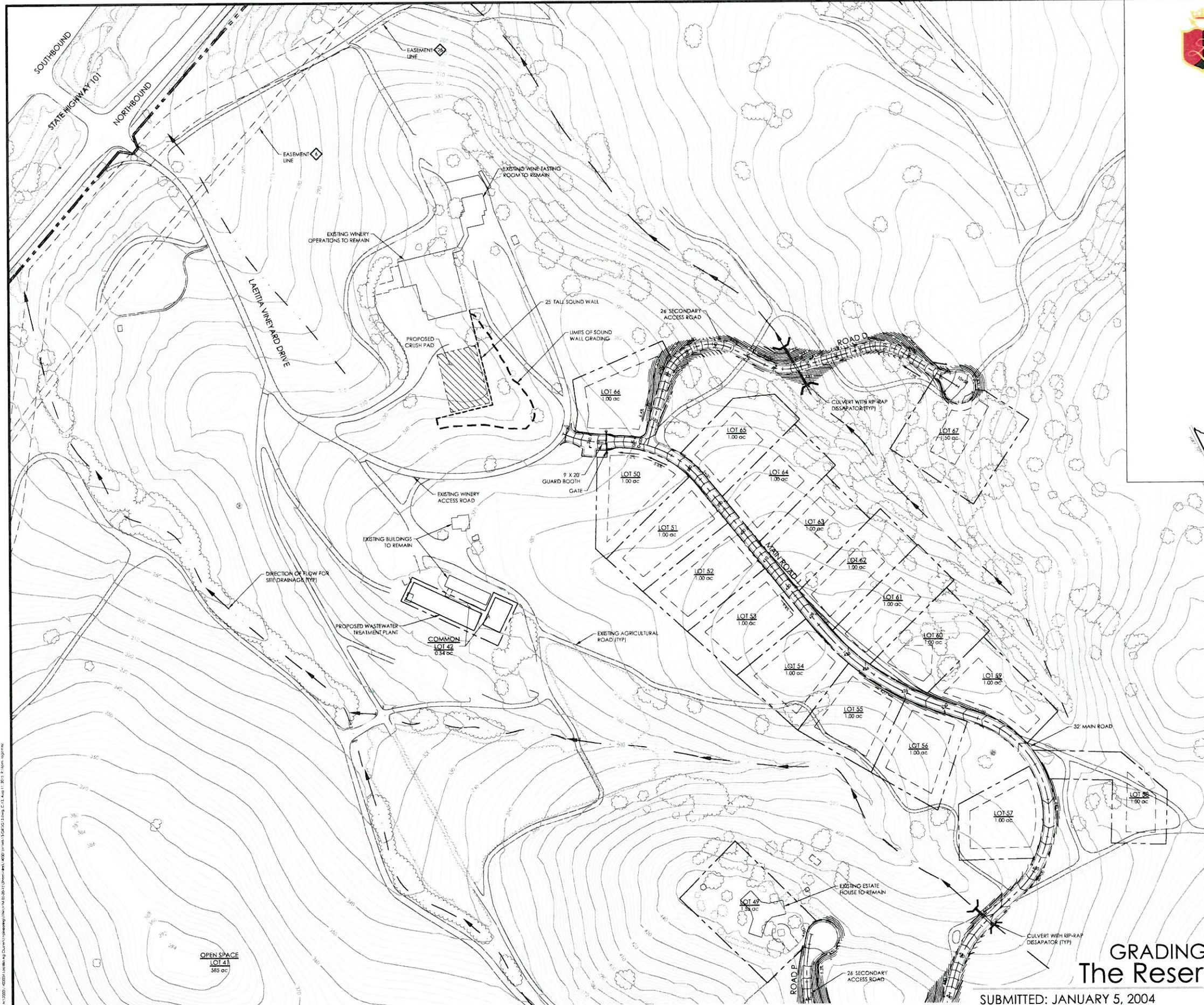
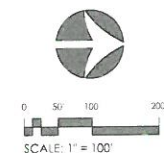
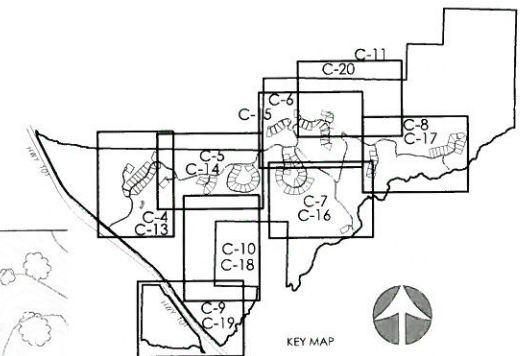


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GRADING AND DRAINAGE
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Tract 2606 C-13

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REVISED: AUGUST 1, 2004
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Job No.: 1403034

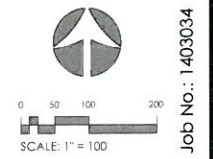
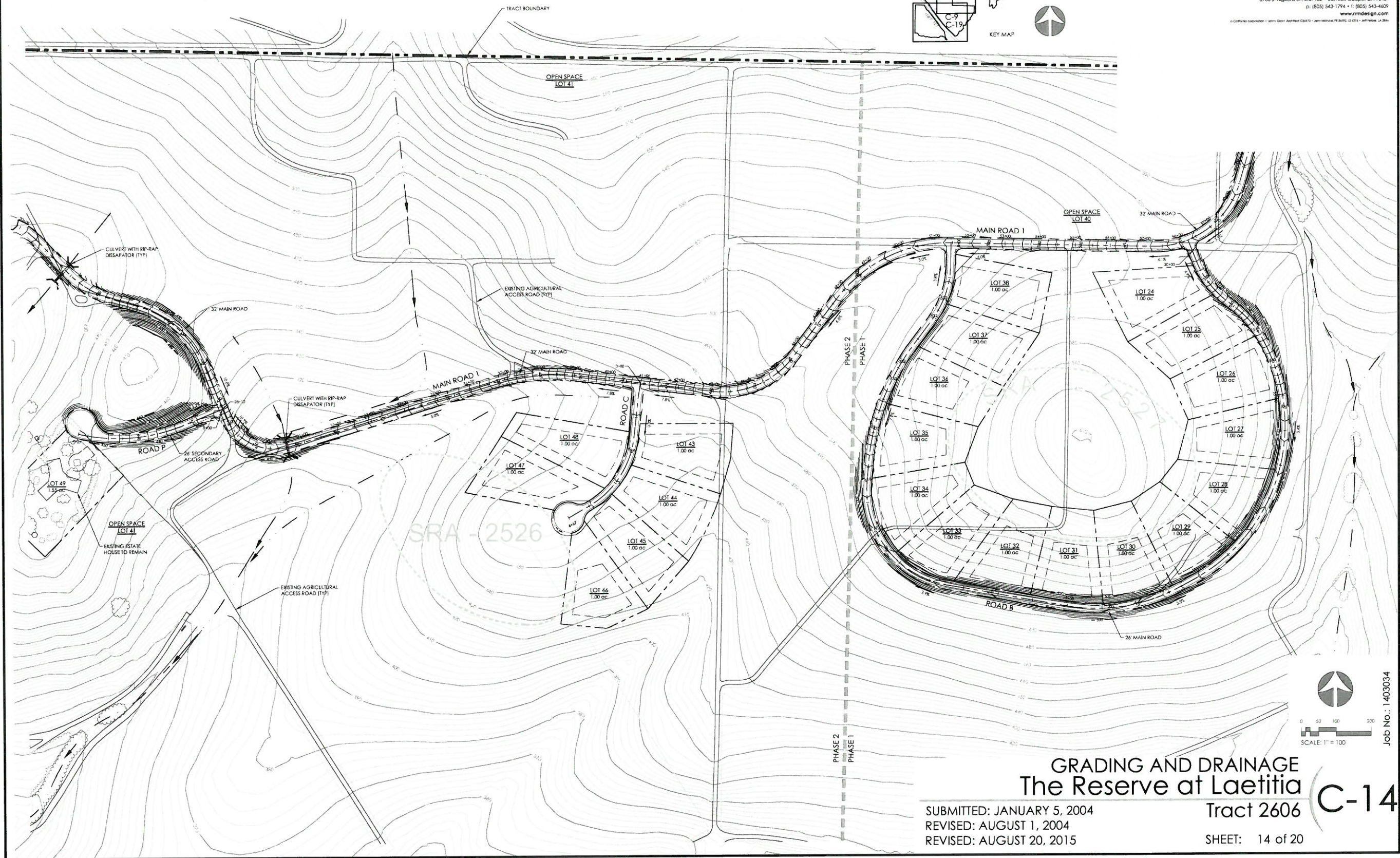
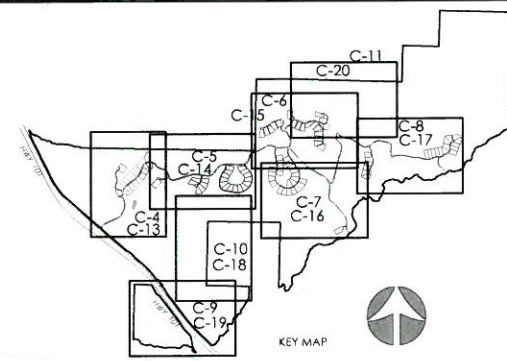


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The Reserve at Laetitia

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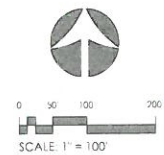
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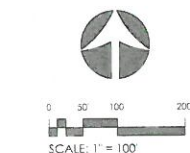
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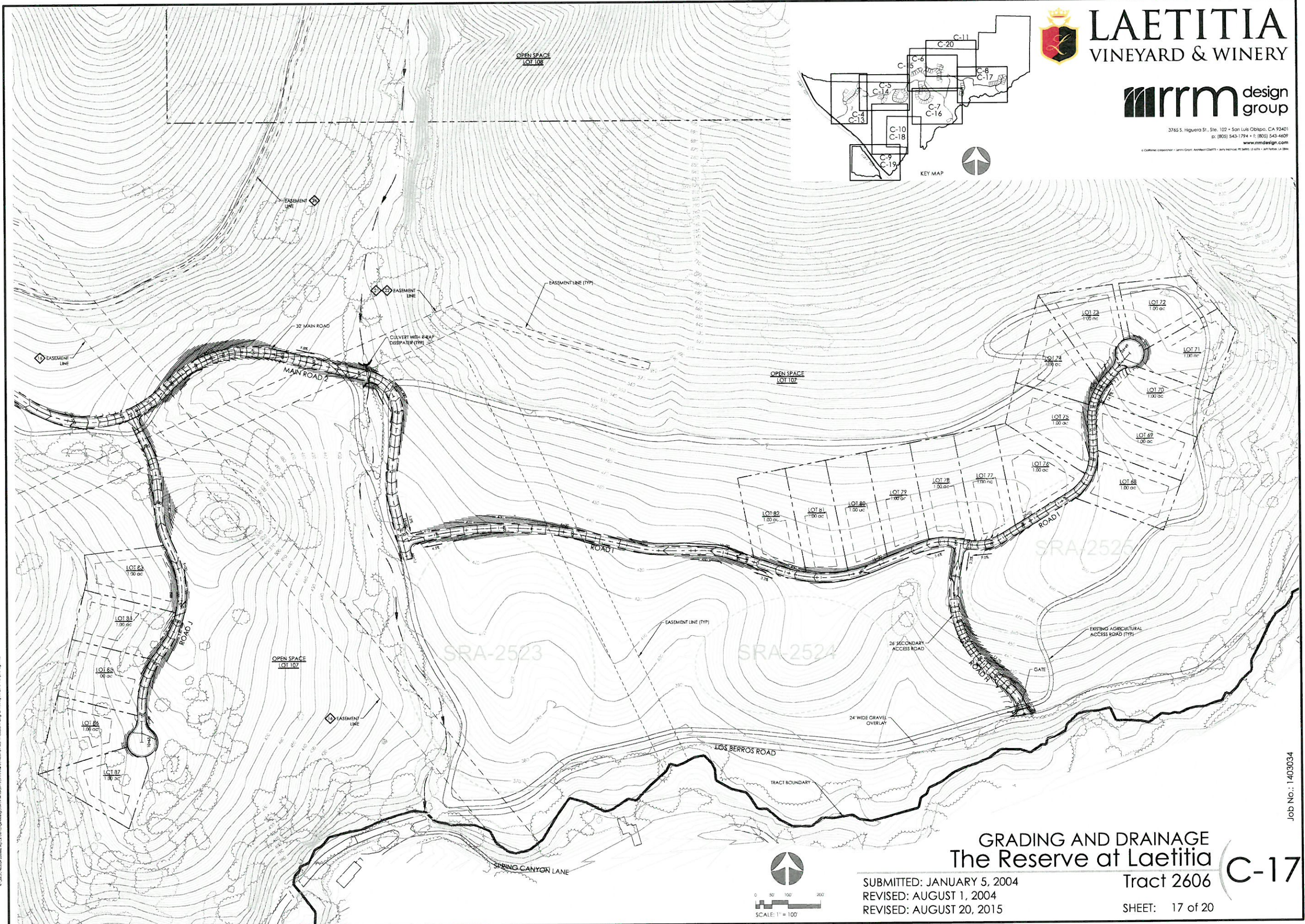
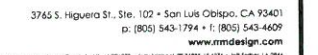
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The Reserve at Laetitia

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GRADING AND DRAINAGE
The Reserve at Laetitia (C-17)
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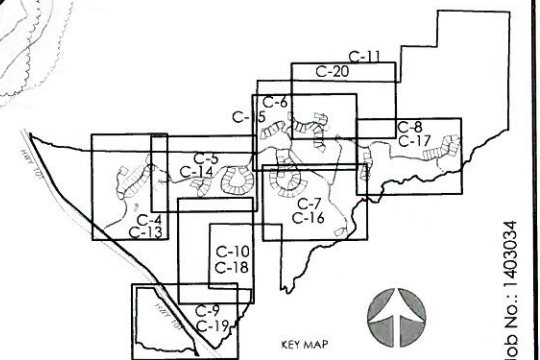
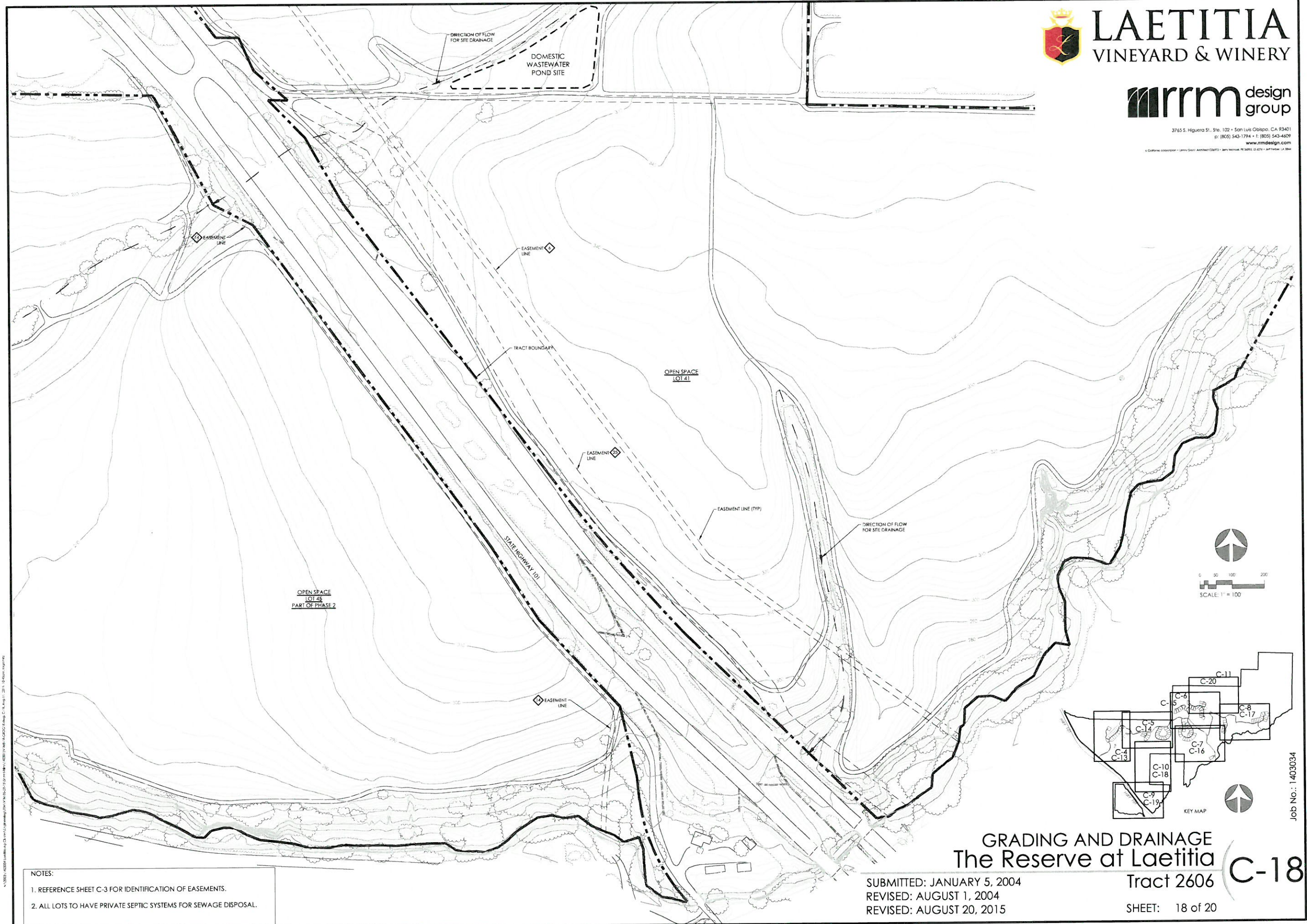


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GRADING AND DRAINAGE
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- NOTES:
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 2. ALL LOTS TO HAVE PRIVATE SEPTIC SYSTEMS FOR SEWAGE DISPOSAL.

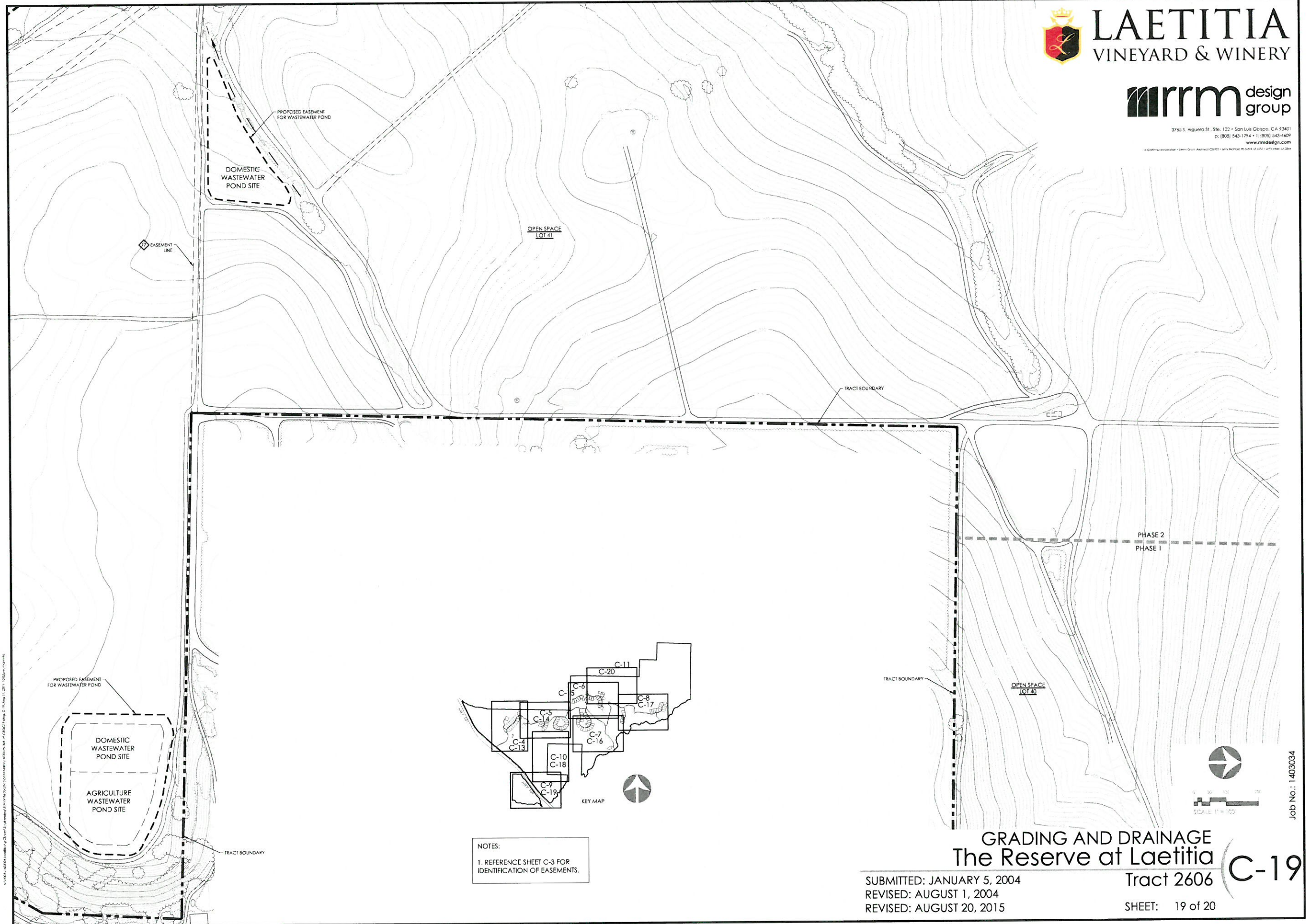


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NOTES:
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Job No.: 1403034

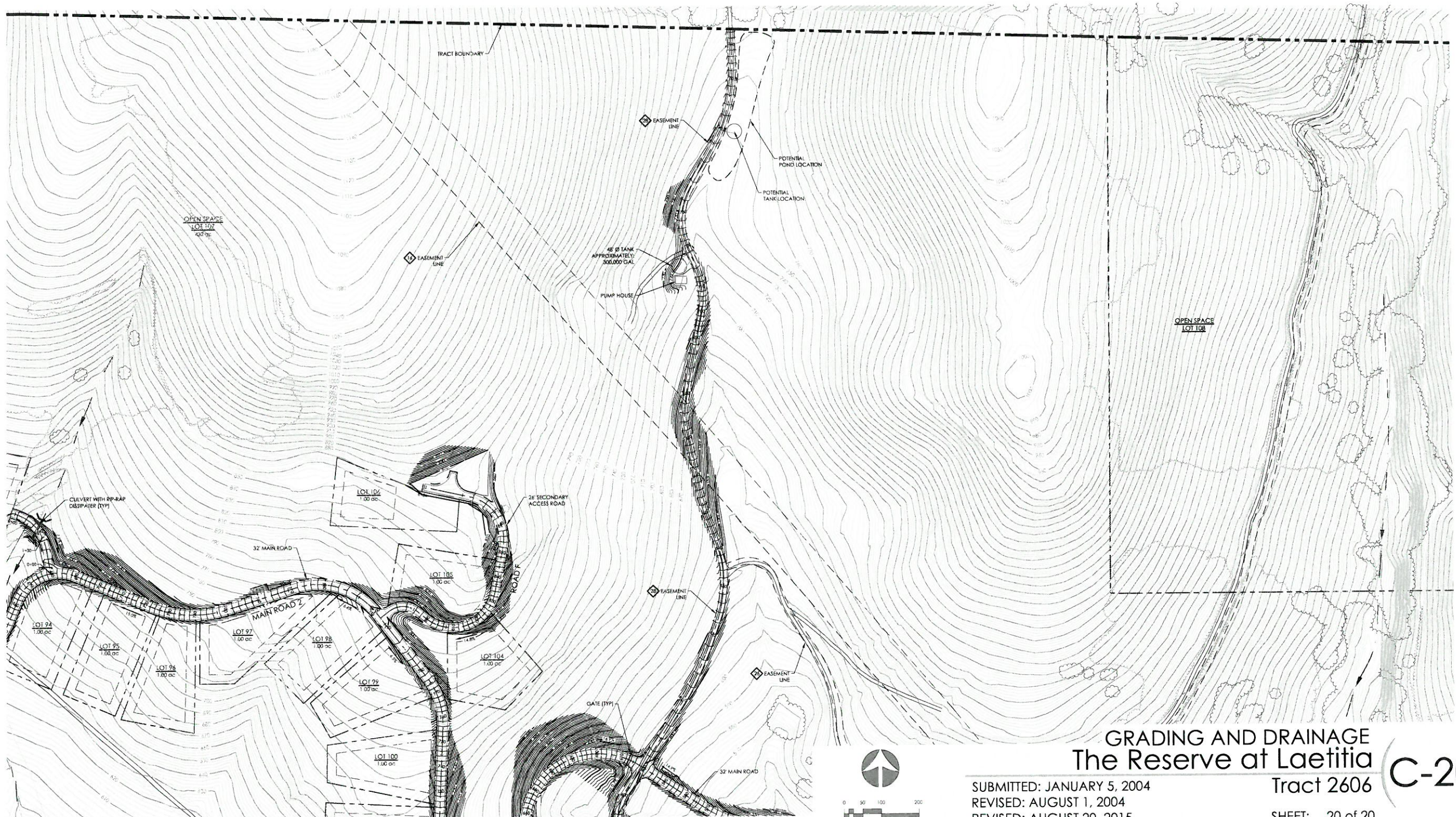
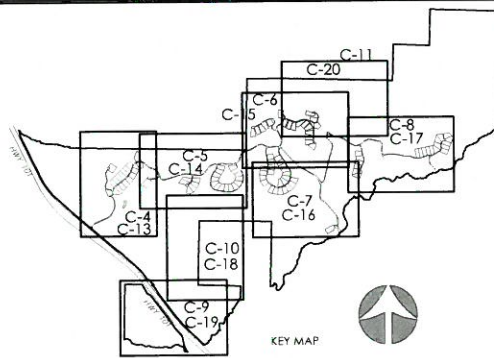


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GRADING AND DRAINAGE
The Reserve at Laetitia
Tract 2606 C-20

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